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Your Ref: O/14/74970
Our Ref: APP/W1715/W/15/3023067

Planning Appeals Technician
Eastleigh Borough Council
Development Control
Civic Offices
Leigh Road
Eastleigh
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SO50 9YN

27 August 2015

Dear Planning Appeals Technician,

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011 (SI 2011/1824)
Appeal by SO31 Land Ltd
Site Address: Land at Station Road, Bursledon, SO31 8AZ

I refer to the above appeal(s). The Secretary of State has considered the application in accordance with Regulation 12(1) of the above Regulations.

The development proposed, namely Construction of up to 3 residential dwellings, falls within the description at paragraph 10(b) of Schedule 2 to the above Regulations, and is in a sensitive area, but in the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, would not be likely to have significant effect on the environment by virtue of factors such as its nature, size or location.

The proposal is a small scale housing development of three dwellings, to be located in what is currently 0.39ha of woodland. The site is located within the Old Bursledon Conservation Area and in close proximity to the Solent Maritime Special Area of Conservation (SAC), Lincegrove and Hackett's marshes Site of Special Scientific Impact (SSSI), and the Solent and Southampton Water Special Protection Area (SPA) and Ramsar site. The site is identified as having a high risk of flooding.

Concerns have been raised regarding the hydrological link to the River Hamble, however no significant risks have been identified and no significant impacts would be expected where the relevant environmental legislation and guidance is complied with. Natural England advised that the proposal is not likely to have a significant effect on the interest features for which the SSSI/SAC/SPA/Ramsar sites are designated. With regards to flooding, the Environment Agency has recommended conditions to reduce the risk of flooding to future residents and off-site areas.

While there would be some temporary effects during construction, considering the nature of the receiving environment and taking into account the scale and nature of the proposed development, these are not likely to be significant. Likewise, while the development may

have a minor permanent effect on the landscape, this is unlikely to give rise to a significant environmental effect. No EIA necessary.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 12(1) and 6(4) of the above Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 23(1) of the above Regulations, you must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

Yours sincerely,

Lucy Hicks
Lucy Hicks

(Signed with the authority of the Secretary of State)

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - www.planningportal.gov.uk/planning/appeals/online/search